GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of land use from Residential, Commercial and Mixed use to Industrial use in Sy.Nos.98, 99/1 to 8, 433/4, 434/3,4, 435/1,2, 448/3, 451/1 to 4, 452/1 to 4, 453/1,2, 477/1, 479/1 to 3, 478/1,3,4,6, 480/5 of Vikruthamala (V), Yerpedu (M), Chittoor District to an extent of Ac.52.43 cts out of total extent of Ac.62.25 cts - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 125 Dated: 20-03-2020.

Read the following:

1. From VC, TUDA, Tirupati Lr.No.2136/G1/2019, dt.09.12.2019 & 28.01.2020.
2. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept.,dt:30.06.2012.
3. Govt. Memo No.1081350/H1/2020, MA&UD (H1) dept.,dt:30.01.2020.
4. From VC, TUDA, Tirupati, Lr.Roc.No.2136/G1/2019, dt.17.03.2020.

***

ORDER:

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 3rd read above was published in Extra-ordinary Andhra Pradesh Gazette No.1391, Part-I, dated.31.01.2020. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 4th read above has informed that the M/s. Panel Optodisplay Technology Private Limited, Visakhapatnam has paid Institution fee of Rs.37,79,900/-, Conversion charges of Rs.41,32,200/- and Scrutiny fee of Rs.1,26,000/- with total an amount of Rs.80,38,100/- through NEFT, dt.07.02.2020 and paid publication charges for Rs.1,20,737/- for the proposed change of land use and he has also informed that they have published the draft variation appendix notification pertaining to the change of land use in Indian Express (English version) and in Eenadu (Telugu version) on 16.02.2020 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 20.03.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Vice Chairman, Tirupati Urban Development Authority (TUDA), Tirupati
Copy to:
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Tirupati Municipal Corporation, Tirupati, Chittoor District.

Contd…2

The District Collector, Chittoor District.
Sc/Sf. (e-1081350).

//FORWARDED:: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following Variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.112, Municipal Administration & Urban Development (H1) Department, Dated.08.03.2019 for which it is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site is falling in Sy.Nos.98, 99/1 to 8, 433/4, 434/3,4, 435/1,2, 448/3, 451/1 to 4, 452/1 to 4, 453/1,2, 477/1, 479/1 to 3, 478/1,3,4,6, 480/5 of Vikruthamala (V), Yerpedu (M), Chittoor District. The boundaries of the site are given in the schedule below, which was earmarked for Residential use in an extent of Ac.7.39 cts, Commercial use in extent of Ac.5.56 cts and Mixed use in an extent of Ac.39.48 cts, admeasuring an extent of Ac.52.43 cts, out of total extent of Ac.62.25 cts abutting existing 100'-0'' wide road in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.112, Municipal Administration & Urban Development (H1) Department, Dated.08.03.2019, is now designated as Industrial use in the site marked which is shown in MMP No.2/2020 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely

1. The applicant shall take prior approval from the competent authority before commencing any development work in the site under reference.
2. The applicant has to hand over widening potion for the existing 18 mts wide approach road to be widened to 30 mts as per sanctioned Master Plan, hand over the proposed 30 mts road portion on the Northern side passing from East to West, and handover the proposed 30 mts wide road portion passing from North – South on Southern side. The above said road portions are to be handed over to Local Authority by way of Registered Gift deed at free of cost and a copy of Registered Gift Deed attested by Panchayat Secretary has to be submitted to the TUDA.
3. A channel is passing in the middle of the proposed site from East to West and the same it to be maintained without disturbing Natural Flow of water and necessary buffer should be provided as per rules in force.
4. The water body (Tank) use is to be maintained as per Master Plan duly providing buffer as per rules in force.

Contd...3

5. 9 Mtrs buffer shall be provided all along boundary of the proposed site from the surrounding lands.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

Item – 1: A,B,C,D,E,F,G,H,I,J – A.

North : Proposed to 30 mts Road, Sy.No.19
East : Village settlement Keesarapalem
South : Channel
West : Sy.No.433, 434, 435.

Item – 2: K,L,M,N,O,P,Q,R – K.

North : Channel
East : Sy.No.97, 98(P)
South : Existing 18mts wide road proposed to 30 mts wide Master Plan Road.
West : Sy.No.451(P), 452(P), 478(P)

Item – 3: 1,2,3,4,5,6,7,8,9,10 – 1.

North : Existing 18mts wide road proposed to 30 mts wide Master Plan Road.
East : Sy.No.95
South : Sy.No.100, 101
West : Proposed 30mts wide Master Plan Road.

Item – 4: a,b,c,d,e – a.

North : Existing 18mts wide road proposed to 30 mts wide Master Plan Road.
East : Proposed 30mts Master Plan Road.
South : Buffer zone for water body in Sy.No.124
West : Commercial use and existing 18 mts wide road proposed to 30 mts Master Plan Road.

Contd...4

Item – 5: **x,y,z – x**

North : Sy.No.449, 450, 452
East : ----
South : Existing 18mts wide road proposed to 30 mts Master Plan Road
West : Sy.No.449.

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER